

Application ref: 2020/3704/P
Contact: Patrick Marfleet
Tel: 020 7974 1222
Email: Patrick.Marfleet@camden.gov.uk
Date: 15 October 2020

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

KCCGPL
4 Stable Street
London
N1C 4AB

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**Kings Cross Central
Fish & Coal Building
Development Zone I
London
N1C 4AH**

Proposal:

Change of use of 75 sqm of existing B1 office floorspace to A3/A4 use to extend the area of the existing restaurant and bar at ground floor level with outdoor seating.

Drawing Nos: EST002_CDB 001, EST002_CDB 004, EST002_CDB 100,
EST002_CDB 101, EST002_CDB 200, EST002_CDB 201, EST002_CDB 102,
Supporting Statement dated 14/08/2020

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: EST002_CDB 001, EST002_CDB 004, EST002_CDB 100, EST002_CDB 101, EST002_CDB 200, EST002_CDB 201, EST002_CDB 102, Supporting Statement dated 14/08/2020

Reason: For the avoidance of doubt and in the interest of proper planning.

Informative(s):

- 1 Reasons for granting permission.

The current application seeks permission for the change of use of 75sqm of existing B1 office space at ground floor level (adjacent to the existing restaurant) to A3/A4 use to create a new ground floor bar area with additional outdoor seating.

The proposed change of use would provide additional floorspace to an existing restaurant use and would help to improve its viability which is considered particularly important given the current health crisis. Furthermore, the proposals would retain 1,367sqm of existing office space at the site which is considered acceptable and would not harm the main use and function of the building as an office/employment site. The proposed tables and chairs are moveable objects that would not require planning permission in their own right. Notwithstanding this, their overall size and design would be similar to existing tables and chairs at ground floor level and would not cause harm to the character and appearance of the host building and surrounding conservation area as a result.

The existing strategy for servicing, refuse collection and deliveries to the building would not be impacted by the proposals and will remain as that approved under reserved matters submission 2014/5272/P. Given the distance between the site and any nearby residential buildings, the proposed change of use is not considered to cause harm to neighbouring amenity in terms of loss of light, outlook, privacy or noise.

No comments were received following statutory consultation. Special regard has been attached to the desirability of preserving or enhancing the conservation area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposal is in general accordance with policies D1, D2, A1, TC1 and E1 of the Camden Local Plan 2017. The proposed development also

accords with the policies of the London Plan 2016 and National Planning Policy Framework 2019.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).

- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2019.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Daniel Pope
Director of Economy, Regeneration and Investment